



CITY OF ENCINITAS

Notice of Preparation of a Draft Environmental Impact Report

FROM: City of Encinitas, Planning Division
505 S. Vulcan Avenue
Encinitas, California 92024

TO: State Clearinghouse, Responsible Agencies, Trustee Agencies, and Interested Persons

PROJECT TITLE: Marea Village Mixed Use Development Project

PROJECT APPLICANT: Encinitas Beach Land Venture, LLC

PROJECT LOCATION: 1900 & 1950 North Coast Highway 101, Encinitas, CA 92024;
County Assessor Parcel Numbers: 216-041-20; 216-041-21; 216-041-06

PROJECT CASE NUMBERS: MULTI-003780-2020, DR-003786-2020, BADJ-003787-2020 & CDP-003788-2020

Pursuant to the California Environmental Quality Act (CEQA), the City of Encinitas (City) is issuing this Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the proposed project. Implementation of the project may require approvals from public agencies. As such, the City seeks input as to the scope and content of the EIR based on your agency's purview of the project (if any). In addition, comments are being solicited from other interested persons. Comments received in response to this Notice will be reviewed and considered by the City in determining the scope of the EIR.

PROJECT DESCRIPTION AND ANTICIPATED ENVIRONMENTAL EFFECTS:

Encinitas Beach Land Venture I, LLC (Applicant) proposes a mixed-use development located at the southwest corner of La Costa Avenue and North Coast Highway 101 in the City of Encinitas. The project would consist of 94 for-lease apartments, a 30-room boutique resort hotel, and 18,262 square feet (SF) of mixed-use commercial. The project would also include a subterranean parking garage, a walking paseo, pedestrian plaza, and an outdoor seating area. Of the 94 apartment units proposed, 19 would be density bonus affordable units dedicated to "low-income" qualifying residents. The project is comprised of two sites; County of San Diego Assessor Parcel Numbers (APNs) 216-041-20 and 216-041-21 (Site 1), and 216-041-06 (Site 2) totaling approximately 3.8 acres. The



The project is within North Highway 101 Corridor Specific Plan boundary, with the site (and/or portions of) being located within the Coastal Zone, Hillside/Inland Bluff Overlay Zone, and/or a designated Scenic Highway/Visual Corridor. Site 1 is designated as Visitor Serving Commercial (VSC) by the General Plan and zoned as Commercial Residential Mixed 1 (N-CRM-1). Site 2 is designated as General Commercial (GC) by the General Plan and zoned as Limited Visitor-Serving Commercial (N-LVSC) with a Residential-30 (R-30) Zone overlay. As part of the City of Encinitas Housing Element Update, Site 1 of the project was allocated a minimum of 33 residential units if the site is developed at a mixed-use ratio. City approval of a density bonus tentative map, design review permit, and coastal development permit will be required to allow for project development.

Project plans may be reviewed on the City's website at: <https://encinitasca.gov/I-Want-To/Public-Notices/Development-Services-Public-Notices> under "Environmental Notices." It is anticipated that the EIR will focus on the following environmental issue areas: aesthetics, air quality, biological resources, cultural resources, energy conservation, greenhouse gas emissions, geology and soils, hazards and hazardous materials, hydrology/water quality, land use, noise, public services, recreation, transportation, tribal cultural resources, and utilities and service systems.

COMMENT PERIOD: Please send your comments to Scott Vurbef, Environmental Project Manager, Encinitas Planning Division, 505 S. Vulcan Avenue, Encinitas, CA 92024, or via email to svurbef@encinitasca.gov. **All comments must be received by no later than 6:00 p.m. on March 15, 2021.**

Scott Vurbef, Environmental Project Manager
City of Encinitas, Planning Division

February 12, 2021

Date